



**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 3, 2024**

Notice is hereby given of a Planning and Zoning Commission regular meeting to be held on Wednesday, July 3, 2024, at 5:30 p.m., at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue, for the purpose of considering the following items:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address, and phone number via email to facuna@weslacotx.gov or call 956-447-3403 by 12:00 pm on July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll call/ establish a Quorum | |
| II. <u>PUBLIC COMMENTS</u> | |
| <p>The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Planning and Zoning Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.</p> <p>The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Planning and Zoning Commission meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.</p> | |
| III. <u>APPROVAL OF MINUTES</u> | |
| A. Approval of the minutes of the following: | |
| 1) Regular Meeting of June 5, 2024. | 2-5 |
| IV. <u>PUBLIC HEARING</u> | |
| A. Discussion and consideration to rezone 412 E 18 th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action. | 6-10 |
| B. Discussion and consideration to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District. Possible Action. | 11-17 |
| C. Discussion and consideration to rezone 100 S Bridge Ave., also being Lot 12 & 13, Blk 1, East Side Addition, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-4 Neighborhood Office District. Possible Action. | 18-26 |
| D. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. Possible Action. | 27-34 |

- E. Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas. Possible Action. 35-45
- F. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas. Possible Action. 46-59
- G. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops at N. Bridge, Weslaco, Hidalgo County, and Texas. Possible Action. 60-73
- H. Discussion and consideration to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas. Possible Action. 74-86

V. **DISCUSSION AND CONSIDERATION**

- A. Discussion and consideration of the Preliminary Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West. Possible Action. 87-127
- B. Discussion and consideration of the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of Intersection of FM 1015 & Pike Blvd. Possible Action. 128-163
- C. Discussion and consideration of the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. Possible Action. 164-200

VI. **ADJOURNMENT**

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Rebekah de la Fuente, do hereby certify that on June 28, 2024, on or before 5:00 p.m., I posted a true and correct copy of the foregoing notice of a Planning and Zoning Commission regular meeting to be held on July 3, 2024. Such posting was done on a bulletin board convenient to the public at City Hall, 255 South Kansas Avenue, Weslaco, Texas, 78596, visible and accessible to the general public during and after regular working hours. This notice was posted on or before this 28th day of June 2024 at 5:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ REBEKAH DE LA FUENTE
 Planning Director